

# Town of Mammoth Lakes Housing Program

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# Housing Roadshow

## Completed Presentations:

- Mammoth Lakes Board of Realtors (Sept-2022)
- Mammoth Lakes Fire Protection District Board (Sept-2022)
- Rotary Club (Nov-2022)
- Lions Club (Nov-2022)
- Planning & Economic Development Commission (Dec-2022)
- Mammoth Lakes Tourism Board (Jan-2023)
- Parks & Recreation Commission (Jan-2023)

## Upcoming Presentations:

- Mammoth Community Water District Board (Jan-2023)
- Mammoth Unified School District Board (Jan-2023)
- Chamber of Commerce Board (Feb-2023)
- Eastern Sierra Council of Governments (Feb-2023)

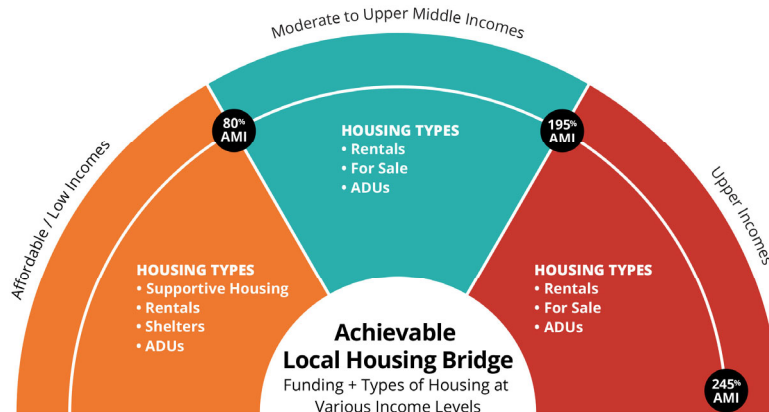
## To be scheduled:

- Mammoth Lakes Housing Board
- Mammoth Lakes Recreation Board
- Mammoth Trails Committee
- Eastern Sierra Transit Authority Board
- Contractor's Association
- Mono County Office of Education Board



# Area Median Income (AMI) (Mono County)

INCOME LIMITS (2022-23)	<a href="https://www.townofmammothlakes.ca.gov/DocumentCenter/View/11723">https://www.townofmammothlakes.ca.gov/DocumentCenter/View/11723</a>							
	Household Size							
	1	2	3	4	5	6	7	8
Extremely-Low ( $\leq 30\%$ AMI)	\$17,050	\$19,500	\$23,030	\$27,750	\$32,470	\$37,190	\$41,910	\$46,630
Very-Low (31% - 50% AMI)	\$28,450	\$32,500	\$36,550	\$40,600	\$43,850	\$47,100	\$50,350	\$53,600
Low (51% - 80% AMI)	\$45,300	\$51,800	\$58,250	\$64,700	\$69,900	\$75,100	\$80,250	\$85,450
Median (81% - 100% AMI)	\$56,850	\$64,950	\$73,100	\$81,200	\$87,700	\$94,200	\$100,700	\$107,200
Moderate (101% - 120% AMI)	\$68,200	\$77,950	\$87,700	\$97,450	\$105,250	\$113,050	\$120,850	\$128,650
121% - 150% AMI	\$85,250	\$97,450	\$109,600	\$121,800	\$131,550	\$141,300	\$151,050	\$160,800
151% - 200% AMI	\$113,700	\$129,900	\$146,150	\$162,400	\$175,400	\$188,400	\$201,400	\$214,350



Based on CA Income Limits  
Federal Median Income is \$79,800

AMI is the household income for the median – or the middle – household in a region (Mono County). The income data is updated annually by the US Department of Urban Development (HUD) and the CA Department of Housing and Community Development (HCD).

# The Parcel



## PROGRAM New Affordable Housing

Up to 450 affordable housing units

25 Acres

Target Income Level:  $\leq 80\%$  AMI (*The Master Plan allows for income limits up to 120% AMI and allows for up to 15% of the total units within the development to be available to households earning 120-200% AMI.*)

### Phase 1

81 rental units under construction (*80 affordable units + 1 manager's unit*)

Studio, 1, 2, and 3-bedroom units

\$50M project (State and Local Funds)

Occupancy Fall 2023

Public Park

Childcare Facility – 34 children (infants, toddlers, & preschool)

### Phase 2

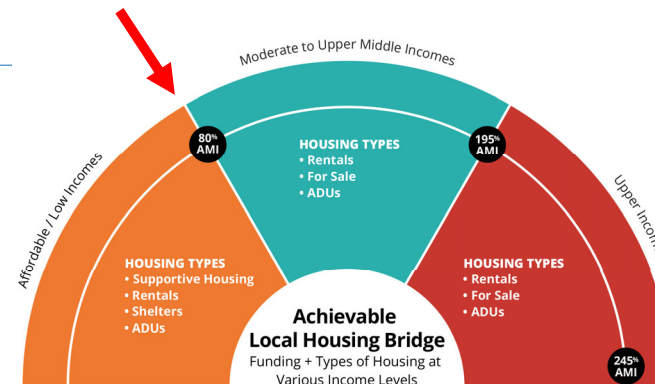
148 rental units (1-2 manager's units)

Studio, 1, 2, and 3-bedroom units

\$95M project (State and Local Funds)

Design approved by PEDC in July 2022

Construction timeline is pending funding (*not successful in round 1 of LIHTC funding*)



### Low Income Household ( $\leq 80\%$ AMI)

1-Person HH	\$45,300
2-person HH	\$51,800
3-Person HH	\$58,250
4-person HH	\$64,700
5-Person HH	\$69,900





## The Sawyer - Phase 1

- Building Permits approved
- Site preparation, grading and foundations are under construction
- Modular stacking began: 10/28/2022
- Modular stacking completed: 11/20/2022 (*100 modules total*)







# “The Kingfisher” Phase 2: Summary

- Phased Approach
- 148 units total,
- 219 parking spaces:
- Central green with passive open space

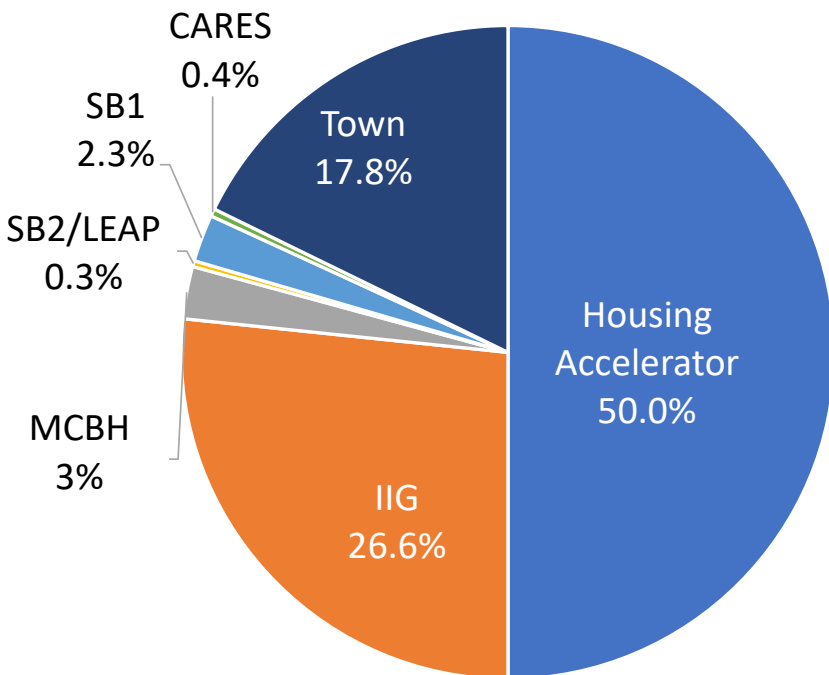


# The Parcel



## PROGRAM New Affordable Housing

### Project Funding



#### ► Non-Town Sources

- \$38.6M – California Housing Accelerator
- \$20.6M – Infill Infrastructure Grant
- \$2.3M – Mono County Behavioral Health Grants
- \$160K – SB2 Grant
- \$65K – LEAP Grant
- \$1.8M – SB1 Funds for Chaparral
- \$290K – CARES Grant (Public Park)

#### ► Town Sources

- \$6.5M Land
- \$315K Conceptual Planning/Entitlements
- \$943K Land Loan/Deferred DIF (Phase 1)
- \$250K Childcare TI Funding (Phase 1)
- \$5.03M Land Loan/Deferred DIF/gap funding (Phase 2)
- \$700K Future Infrastructure funding

*Total \$77.8M*

**LEVERAGING LOCAL DOLLARS 1:5**



As of Sept-2022



# Small Site Development

**60 Joaquin Road** (0.20-acre site)

4-unit Design-Build Project

Ownership units

\$2.4M Bid Award (*Site Acquisition: \$200K*)

Target Income Level: 150% AMI

Targeting occupancy in Fall 2023

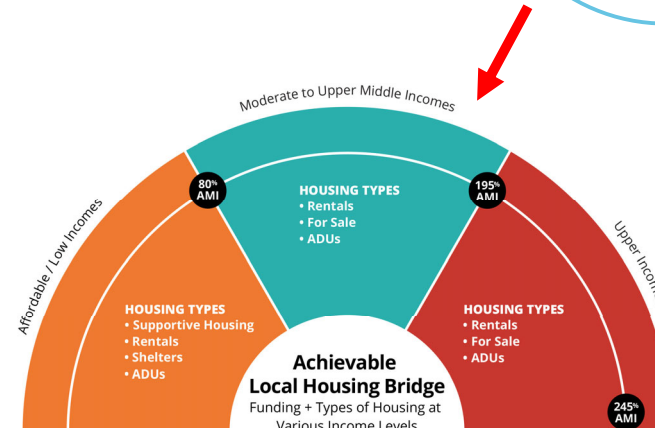


## Future Development Sites

PUD development model is replicable and scalable



## PROGRAM New Affordable Housing



### Above-Moderate Household (≤ 150% AMI)

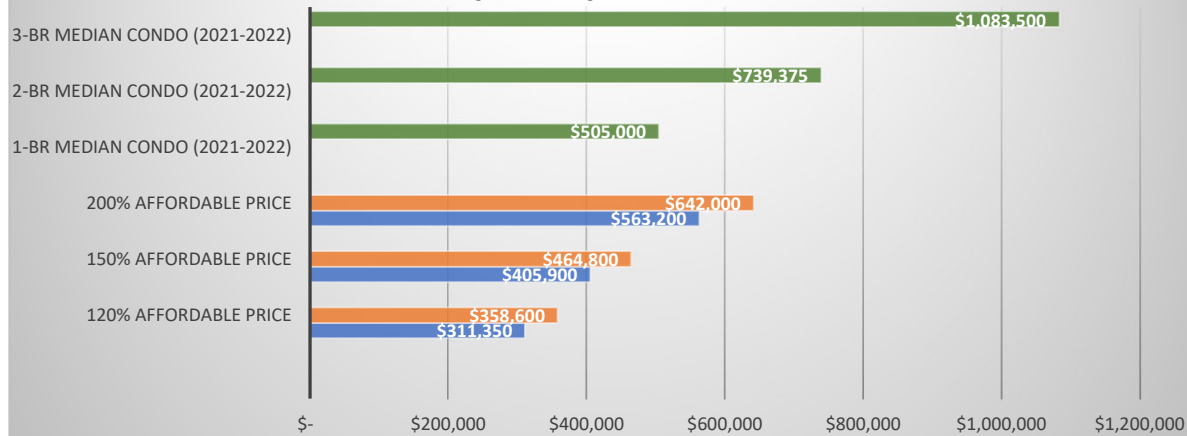
1-Person HH	\$85,250
2-person HH	\$97,450
3-Person HH	\$109,600
4-person HH	\$121,800
5-Person HH	\$131,550

# Bridge Program

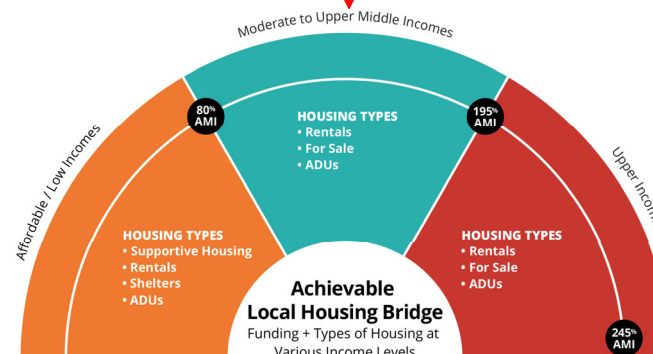
## PROGRAM Unlock Existing Housing

2021 - 2022

### Affordability Gap 1-BR / 2-BR / 3-BR Condos



■ Median Home Price  
■ 3-Person HH  
■ 2-Person HH



### Moderate Household (≤ 120% AMI)

1-Person HH	\$68,200
2-person HH	\$77,950
3-Person HH	\$87,700
4-person HH	\$97,450
5-Person HH	\$105,250

- Convert Market-Rate Unit → Deed Restricted Affordable Unit
- Partnership w/ MLH
- Target Income Level: 120% AMI (Higher income limits are being considered)
- Town Subsidy of \$100K - \$150K / unit
- Funding: \$1.4M allocated in FY 21/22
- 5 units acquired (Range of Studio – 4-br units)
  - (3) have been sold to eligible households
  - (2) are listed for sale; MLH working w/ households on their wait list to match them with a unit

## Revolving Loan Fund + Deed Restriction Preservation

- Town maintains \$600K for buy-back of deed-restricted units
- Additional \$300K available from Mono County
- Partnership w/ MLH

## Employee Housing Units

- 6 units owned by the Town
  - (3) Studios; (1) 1-br unit; (2) 2-br units
- Interim housing for Town employees and outside agency employees (as needed)

PROGRAM  
Unlock Existing  
Housing





## Partnership Projects



- Access Apartments  
(238 Sierra Manor Road)
  - (11) 1-br apartments
  - MLH Project
  - Town Commitment: \$1.5M
  - CDBG Grant (\$3M) [TOML] + HOME Grant (\$3.4M) [MLH]

- Homekey Project – Innsbruck Lodge (913 Forest Trail)
  - Convert hotel to residential use (15 affordable units + 1 manager's unit)
  - Funding Sources:
    - State Grant: \$4.56M
    - Town Commitment: \$1M
    - County Commitment: \$550,000
- Chamber of Commerce
  - Tenant / Landlord Matching Program

PROGRAM  
Partnerships



# Housing Grants

## \$74.9M in Recent Grant Awards!

- Parcel
  - \$38.6M - Housing Accelerator
  - \$20.6M - Infill Infrastructure Grant
  - \$2.3M - Behavioral Health Grant
  - \$1.8M - SB1 Road Grant
  - \$225K - Planning Grants
  - \$290K – CARES Grant
- Access Apartments
  - \$3M - CDBG (TOML)
  - \$3.4M - HOME (MLH)
- Homekey Project
  - \$4.56M - (TOML + MLH)



## PROGRAM Grants



As of Jan-2023

# Accessory Dwelling Units



PLAN 1 (SHOWN AS RURAL MOUNTAIN)



PLAN 2 (HIGH DESERT)



PLAN 3 (SHOWN AS RURAL MOUNTAIN)

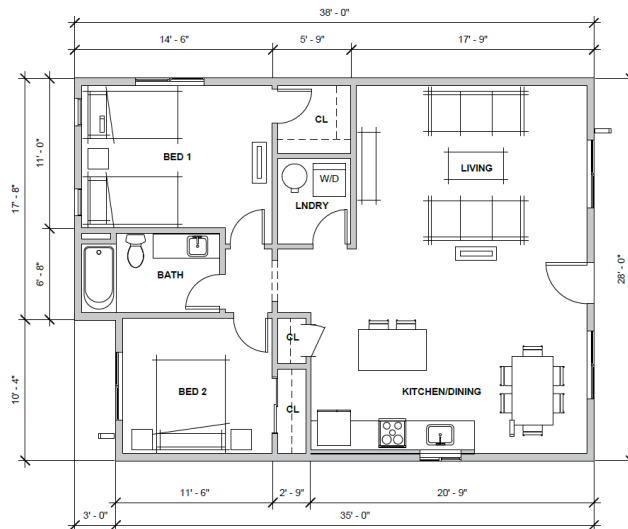


PLAN 4 (HIGH DESERT)

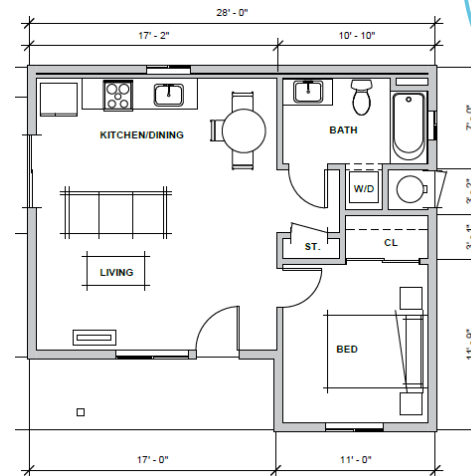


PLAN 5 (SHOWN AS RURAL MOUNTAIN)

- Allowed in all zones that allow single-family or multi-family residences
- Prescribed designs available (5 designs)
- Expedited review



Plan 5 | 2-br | 1,000 sf



Plan 2 | 1-br | 615 sf



## PREScribed ADU DESIGNS

<https://www.townofmammothlakes.ca.gov/1154/Accessory-Dwelling-Unit-Plans>

## TOWN ADU CODE SECTION

[https://library.municode.com/ca/mammoth lakes /codes/code of ordinance s?nodeId=TIT17ZO ARTIIISIPLGDEST CH17.52 STSPLAUSAC 17.52.055A CDWUNAD](https://library.municode.com/ca/mammoth%20lakes/codes/code%20of%20ordinances?nodeId=TIT17ZO_ARTIIISIPLGDEST_CH17.52_STSPLAUSAC_17.52.055A_CDWUNAD)



## Future Programs & Projects Ideas

- Public / Private Partnerships

Cash subsidy to reduce sales price on ownership units OR to commit to renting newly constructed units at below-market rate rents

- Incentivize Accessory Dwelling Units

Additional development concessions; Reduced permit fees; Development cost subsidy

- Vail InDeed Type Program

Purchasing deed restrictions on market-rate units; No income limits; Requires full-time occupancy and employment in the region

- Landing Locals

Roommate matching program that offers cash incentives in exchange for renting a room or entire unit

- Van Life

Safe parking areas, infrastructure improvements (e.g., bathrooms, showers, plug-in capabilities)





→ Did you know the Town of Mammoth Lakes will have an additional 272 units of workforce housing in the next 12-24 months?

- The Parcel Phase 1 will provide **81 rental apartment units** consisting of 80 affordable units and 1 manager's unit that will range from studio to 3-bedroom units. The target occupancy date is fall 2023.
- Mammoth Lakes Housing (MLH) has acquired the Innsbruck Lodge located at 913 Forest Trail and is working on converting the existing hotel into **16 rental apartment units** consisting of 15 affordable studio units and 1 manager's unit. The target occupancy date is spring 2023.
- The Town is in the process of developing the vacant parcel located at 60 Joaquin Road with a **4-unit residential development**. The units will be for-sale units and the target occupancy date is fall 2023.
- MLH is working towards converting the existing commercial buildings located at 238 Sierra Manor Road into **11 affordable 1-bedroom units**. The target occupancy date is spring 2024.
- The Town's BRIDGE Program has a goal of converting **12 existing market-rate residential units into affordable ownership units** through the purchase of market-rate units that are then deed restricted and sold to qualified households at a subsidized price.
- The Parcel Phase 2 will provide **148 rental apartment units**. The target occupancy date is dependent on securing additional grant funding. Grading for the Parcel Phase 2 will begin in fall 2022.
- Household income restrictions based on Area Median Income apply to all of these projects. For information or to get on the wait list for The Parcel, call (855) 452-8250. For information about all other projects call MLH at (760) 934-4740 or visit [MammothLakesHousing.org](https://MammothLakesHousing.org).

To learn more visit [townofmammothlakes.ca.gov/1090/Housing-Now](https://townofmammothlakes.ca.gov/1090/Housing-Now) or scan here



TownofMammothLakes.ca.gov

Town of Mammoth Lakes

# Questions/Comments?

